

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on: 19/03/2018, 03:39 PM

3236/18

SRO Name: 1518 Rajendra Nagar

Receipt No: 3396

Receipt Date: 19/03/2018

Name: E.RANI

Transaction: Sale Deed

Chargeable Value: 3500000

Bank Name:

E-Challan Bank Name: HDFC

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

CS No/Doct No: 3381 / 2018

Challan No:

Challan Dt:

E-Challan No: 500FJY190318

E-Challan Dt: 19-MAR-18

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES TWO LAKH TEN THOUSAND ONLY

Amount Paid By

Cash

Challan

DD

E-Challan

17500

52500

139900

100

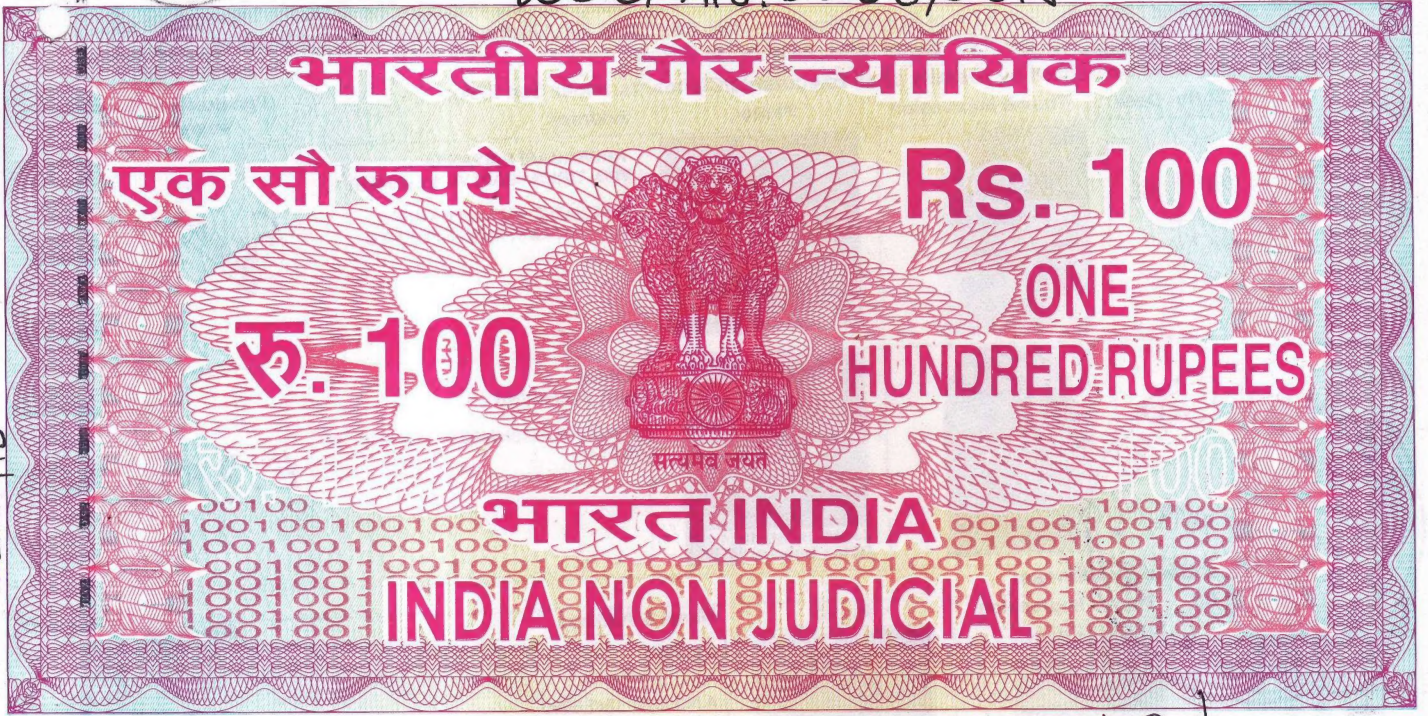
210000

Prepared By: IMTIYAZ

Signature by SR

10

Doc No. 3286/2018



తెలంగాణ తెలంగాణ TELANGANA

S.No. 510 Date 19/3/18 Rs. 100

Sold to T. Priyanka

S/o.W/o.D's T. Vijay Kumar

For Whom self

SALE DEED

THIS DEED OF SALE is made and executed on this the 19th day of MARCH, 2018, at S.R.O., Rajendranagar, Ranga Reddy District, T.S., By:-

SMT. E. RANI W/O. SRI. ELLI SRINU, aged about 38 years, Occupation: Housewife, R/o. H.No.9-33/7, Hydershakote Village, Gandipet Mandal, Ranga Reddy District. T.S. Aadhaar No.4621 3220 9978.

HEREINAFTER called the "VENDOR" which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees etc., of the FIRST PART.

IN FAVOUR OF

SMT. TIRUNAGARI PRIYANKA W/O. SRI. TIRUNAGARI VIJAY KUMAR, aged about 33 years, Occupation: Housewife, R/o. H.No.2-2-82/A/5, Chaitanya Krupa, Turab Nagar, Amberpet, Hyderabad - 500013. T.S. Aadhaar No.8208 2971 9837, PAN No.AGXPT7097B, Cell No.9949430563.

HEREINAFTER called the "VENDEE" which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees etc., of the SECOND PART.

E. RANI

Contd..2..

V. SREE LAKSHMI
LICENCED STAMP VENDOR
L.No.15-18-007/1995, R.L.No.15-18-001/2016
H.No.1-8-72, NIRD ROAD, RAJENDRANAGAR,
R.R.Dist-500 030. Cell: 9440444091

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Rajendra Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17500/- paid between the hours of 3 and 1 on the 19th day of MAR, 2018 by Sri E.Rani

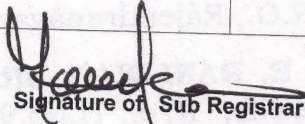
Execution admitted by (Details of all Executants/Claimants under Sec 32A):



SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 TIRUNAGARI PRIYANKA::19/03/2018 [1518-1-2018-3381]	TIRUNAGARI PRIYANKA W/O. TIRUNAGARI VIJAY KUMAR 2-2-82/A/5 CHAITANYA KRUPA, TURABNAGAR AMBERPET HYD.	
2	EX		 E.RANI::19/03/2018,14:02 [1518-1-2018-3381]	E.RANI W/O. ELLI SRINU 9-33/7 HYDERSHAKOTE VILLAGE, RR DIST.,	E.RANI

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 E SRINU ::19/03/2018,14:04 [1518-1-2018-3381]	E SRINU A NO 4697 1745 8640	
2		 T KRISHNA SWAMY ::19/03/2018 [1518-1-2018-3381]	T KRISHNA SWAMY PNO AGXPT7096A	

19th day of March,2018


Signature of Sub Registrar
Rajendra Nagar

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9978 Name: Eeli Rani	W/O Elli Srinu, Hydershahkote, Golconda, Hyderabad, Telangana, 500091	
2	Aadhaar No: XXXXXXXX9837 Name: Tirunagari Priyanka	W/O Tirunagari Vijay Kumar, Amberpet, Amberpet, Hyderabad, Telangana, 500013	

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WHEREAS, the Vendor herein is the sole and absolute owner, and peaceful possessor of the **Newly Constructed Independent House**, on Plot bearing **No.7**, in Survey **No.42/2 (P)**, admeasuring **144.44** Square yards, or equivalent to 120.75 Sq.Meters, Plinth area: **2200.00** Sq.feet (RCC), (i.e., 1100 Square feets in each Ground and First Floor), situated at **HYDERSHAKOTE VILLAGE and G.P.**, Gandipet Mandal, Ranga Reddy District, Telangana State., having purchased the same vide Regd. Sale Deed Doct. **No.2535/2017**, dated: 03-04-2017, Regd. at S.R.O., Rajendranagar, Ranga Reddy District. T.S., after the vendor had got House Number, from Grampanchayath, Gandipet Mandal, Ranga Reddy District. T.S.

AND WHEREAS, the Vendor due to her personal and family necessities have jointly agreed and offered to sell the **House bearing No.9-33/7**, on Plot bearing **No.7**, in Survey **No.42/2 (P)**, admeasuring **144.44** Square yards, or equivalent to 120.75 Sq.Meters, Plinth area: **2200** Sq.feet (RCC), (i.e., **1100** Square feets in each Ground and First Floor), situated at **HYDERSHAKOTE VILLAGE and G.P.**, Gandipet Mandal, Ranga Reddy District, Telangana State., and morefully described in the Scheduled of Property annexed hereto, to the Vendee of the Second Part, for a total sale consideration of **Rs.35,00,000/-** (Rupees Thirty Five Lakhs Only) and the Vendee has agreed to purchase the same for the said sum for total sale consideration.

THAT IN PURSUANCE of the aforesaid offer and acceptance, the Vendee has already paid the entire sale consideration of **Rs.35,00,000/-** (Rupees Thirty Five Lakhs Only) as follows: For **Rs.23,00,000/-**, (Rupees Twenty Three Lakhs only), through Cheque bearing **No.970766**, Drawn on Axis Bank Ltd., Dated: 12-03-2018, **financed by DHFL**, (2) **Rs.7,50,000/-** (Rupees Seven Lakhs and Fifty Thousands only), Cheque bearing **No.000017**, Drawn on HDFC Bank, IT Park, Bangalore, Dated: 05-02-2018, (3) **Rs.4,50,000/-** (Rupees Four Lakhs and Fifty Thousands only) by way of cash dated: 05-02-2018 to the Vendor, thus the Vendor hereby admits and acknowledges the receipt of the entire sale amount having received from the Vendee.

THAT the VENDOR has today delivered the vacant and peaceful physical possession of the Schedule mentioned Property to the Vendee TO HAVE AND TO HOLD THE SAME ABSOLUTELY FOREVER.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

- 01) WHEREAS the Vendor herein declared that he/she is the sole and absolute owner and peaceful possessor of the Schedule mentioned Property hereby conveyed and that except the above said Vendor there are no other person or persons having any manner of rights, interests in the Schedule mentioned Property; and the Vendor has got full authority to convey the same. Thus the Vendor does hereby sell, transfer, convey and assign in the said Schedule mentioned Property in favour of the Vendee herein.

Contd..3..

E. RANI

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	in the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	139900	0	0	0	140000
Transfer Duty	NA	0	52500	0	0	0	52500
Reg. Fee	NA	0	17500	0	0	0	17500
User Charges	NA	0	100	0	0	0	100
Total	100	0	210000	0	0	0	210100

Rs. 192400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17500/- towards Registration Fees on the chargeable value of Rs. 3500000/- was paid by the party through E-Challan/BC/Pay Order No .500FJY190318 dated 19-MAR-18 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 210000/-, DATE: 19-MAR-18, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2126832559209, PAYMENT MODE: NB-1000200, ATRN: 2126832559209, REMITTER NAME: TIRUNAGARI PRIYANKA, EXECUTANT NAME: E. RANI, CLAIMANT NAME: TIRUNAGARI PRIYANKA).

Date: 19/03/2018
19th day of March, 2018

Signature of Registering Officer
Rajendra Nagar

Certificate of Registration

Registered as document no. 3236 of 2018 of Book-1 and assigned the identification number 1 - 1518 - 3236 - 2018 for Scanning on 19-MAR-18.

Registering Officer

Rajendra Nagar

(Mohammed Hameed)

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- 02) THAT the Schedule mentioned Property is free from all encumbrances, charges, mortgages, prior sales, agreements, gifts, wills, court attachments, liens, litigations, AGPA's, GPA's etc., whatsoever to the Schedule mentioned Property either by the Government or public.
- 03) THAT the Vendor has put the Vendee in vacant and peaceful physical possession of the Schedule mentioned Property hereby sold by the Vendor to the Vendee.
- 04) THAT the Vendor has transferred all his/her ownership rights, along with all its structure, external, internal rights, interests, demands, privileges, appurtenance etc., in the Schedule mentioned Property to the Vendee, to have and to enjoy the same as absolute and exclusive owners of the Schedule mentioned Property.
- 05) FROM today onwards the above Vendor or any other legal heirs, shall have no more rights, interests, demands, claims over the Schedule mentioned Property and the Vendee shall enjoy the same as absolute and exclusive owner.
- 06) THAT the Vendor has handed over the Original Title Deed, Documents, Link Documents and other Relevant Papers, (all in Originals/Xerox Copies) etc., relating to the Schedule mentioned Property to the Vendee for his/her records.
- 07) THAT the Vendor has paid all the Municipal tax, Water and Electricity Charges etc., and there are no dues of any kind whatsoever to the Schedule mentioned Property. If any un-paid due or dues found by the Vendee upto the date Registration in a later date it shall be cleared by the Vendor.
- 08) THAT the Vendee can get mutation of the Schedule mentioned Property in his/her name in Greater Hyderabad Municipal Corporation/ Grampanchayath Water and Electricity Departments, or any other office or offices in the light of this Document.
- 09) THAT the Vendee can transfer the Schedule mentioned Property to any person or persons by way of Sale, Gift, Mortgage, Will etc., in the light of this Document.
- 10) THAT the Vendor has agreed to sign all necessary papers, forms as required to get mutation in the name of the Vendee in the Municipal Records/Grampanchayath etc., and when the Vendee call upon the Vendor, he/she should sign all Application forms for mutation.

Contd..4..

E. RANI

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- 11) THAT the Vendor agreed to save harmless and keep indemnified the Vendee from and against all losses, damages, costs, expenses, which the Vendees may sustain or incur by reason of any claim being made by anybody whatsoever to the Schedule mentioned Property either by the Government or Public.
- 12) THAT if any complication dispute raised by any body at any stage due to defective title of the Vendor, the above said Vendor will clear such dispute with his/her own expenses and expenditures without fail. In case any loss damage caused to the Vendee due to defective title of the Vendor, it shall be recover from the Vendor in person and properties.
- 13) THAT the Vendor further assures to execute any Rectification or Supplementary Deed required by the Vendee in future regarding the Scheduled mentioned Property to make perfect title for the Vendee without demanding any fresh consideration to execute the such documents.
- 14) THAT the Schedule mentioned Property is not an assigned land as defined in Section 2 (1) Act 9 of 1977.
- 15) THE Vendor hereby declare that this property does not covered under any prohibitory property classification including the category of classification of urban land ceiling Act 1976 and never declared as surplus land and does not effect the rights of any individual or agency whether govt. or private and if any suppression of facts noticed at any time the vendor here by agreed that he is liable to be prosecuted as per law besides payment of all losses damages, compensations penalties, duties etc., as and when detected, the Vendee do hereby declare that they are satisfied himself about the location of the schedule property after verifying revenue and town survey number boundaries that he is not coming under any prohibitory properties.
- 16) THAT the Vendor and the Vendee have read over/explained all the contents of this Sale Deed in their Vernacular Language and they have understood the matter and admitted the same to be true and correct.

Contd..5..

E. RANI

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**STATEMENT REGARDING THE MARKET VALUE OF THE
PROPERTY FILED:**

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER
PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

Place	Sy.No.	Area	Value Per Sq.Yard and Sq.Feet	Total Market Value
HYDERSHAKOTE VILLAGE and G.P., Gandipet Mandal, Ranga Reddy District, Telangana State.	42/2 (P)	144.44 Sq.Yards	Rs.7,000/-	Rs.10,11,080/-
		2200 Sq.feet RCC	Rs.700/-	Rs. 15,40,000/-
			Total	Rs.25,51,080/-
				Sale consideration Rs.35,00,000/-

SCHEDULE OF THE PROPERTY

All that the **House bearing No.9-33/7**, on Plot bearing **No.7**, in Survey **No.42/2 (P)**, admeasuring **144.44** Square yards, or equivalent to 120.75 Sq.Meters, Plinth area: **2200** Sq.feet (RCC), (i.e., **1100** Square feet in each Ground and First Floor), situated at **HYDERSHAKOTE VILLAGE and G.P.**, Gandipet Mandal, Ranga Reddy District, Telangana State., and bounded as follows:

NORTH : 46'-0" Wide Road.
SOUTH : Plot No.18.
EAST : Plot No.8.
WEST : Plot No.6.

1. Nature of Roof : RCC.
2. Type of Structure : With Pillars.
3. Age of building : 1 year.
3. Total Extent of Site : 144.44 Sq.Yards.
4. Built-up area of site : 1100 Sq.feet (Ground Floor)
: 1100 Sq.feet (First Floor)
: 2200 Sq.feet Total
5. Executant's own estimate of
Market Value of the Building : Rs.35,00,000/-

Contd..6..

E. R ANI

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And more clearly delineated in the plan annexed hereto, and marked in RED COLOUR.

IN WITNESSES WHEREOF the VENDOR & VENDEE have signed on this DEED OF SALE with their own free will and consent, without coercion, and without any undue influence in the presence of the following witnesses on the day, month and year first above mentioned.

WITNESSES:-

1. $E \otimes F$

E. RANI
VENDOR

2. Г. Косина Суя

VENDEE

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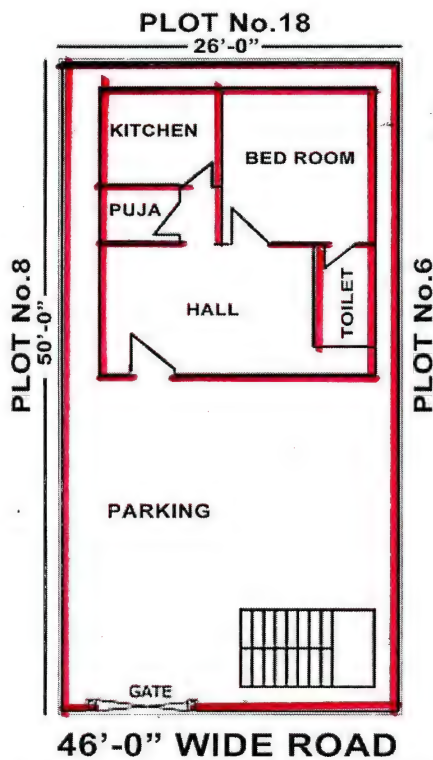
REGN: PLAN OF HOUSE NO. 9-33/7, ON PLOT NO. 7, IN
 SY. NO. 42/2(P) SITUATED AT HYDERSHAKOTE VIL
 & P.P., GANDIPET MANDAL, R.R. DIST.

VENDOR: SMT. E. RANI.

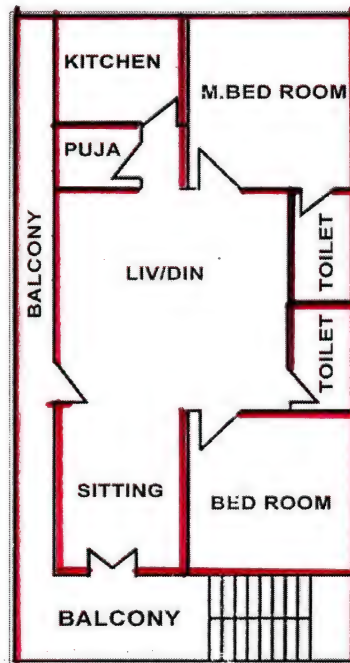
W/O. SRI. E. SRINU.

VENDEE: SMT. T. PRIYANKA.

W/O. SRI. T. VIJAY KUMAR.



GROUND FLOOR



FIRST FLOOR

Not to Scale
Reference

Included	
Excluded	

REF.

INC: ☒

EXC: ☒

AREA.

144-44 SQ. YDS.

OR

120.75 SQM

P. AREA: 2200/887
(DCC)

WITNESSES.

1. E. Rani

T. K. Suresh Sway

2.

SIGN OF VENDEE

E. RANI

SIGN OF VENDOR

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జి.పి. ఫారం నెం. 37
G.P. Form No. 37

గ్రామ పంచాయతి కార్యాలయము, హైదర్‌షాకోట్
మం॥ రాజేంద్రనగర్, జి॥ రంగారెడ్డి, తెలంగాణ రాష్ట్రం

రశీదు నెం. 10178
Receipt No.

MISCELLANEOUS RECEIPT
చిల్లర జమల రశీదు

తేది... 16/5/2017.....
Date

పేరు శ్రీ/శ్రీమతి E. Rani
Received from Smt./Sri

తండ్రి/భర్త Kelli Srinu
Father/Husband

చిరునామా 9-33/4 opp KV 100
Address

ఉద్దేశము House tax 2017 — 2018 March
Purpose


మొత్తము రూపాయలు Five thousand Six hundred and ninety nine only
The sum of Rupees

గూడని: ఇట్టి ఇంటి పన్ను రసీదు స్థలము ఘాటుచే సంబంధమైన యాజమాన్య హక్కుల
వాహకవీలకు మరియు భవన నిర్మాణ రెగ్యులరైజేషన్‌లకు చెల్లించదు.

రూ॥ 5699/-

సంతకము [Signature]
Signature **COLLECTOR**
ఉద్యోగము **Grama Panchayathi**
Designation **HYDERSHAKOTE**

E. Rani

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Rani
Rani

పుట్టిన సంవత్సరం/Year of Birth: 1980
స్త్రీ / Female

4621 3220 9978

ఆధార్ - సామాన్యని హక్కు

Vendor
E. Rani

భారత ప్రభుత్వం
Government of India

తిరునగరి ప్రియాంక
Tirunagari Priyanka

పుట్టిన తేదీ/DOB: 13/02/1985
స్త్రీ / Female

8208 2971 9837

ఆధార్ - సామాన్యని హక్కు

Vendor
Priyanka

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Ellli Srinu
Ellli Srinu

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

4697 1745 8640

ఆధార్ - సామాన్యని హక్కు

Wit.
①
E. Srinu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

T KRISHNA SWAMY
M S TIRVNAGARI
01/04/1951
Permanent Account Number
AGXPT7096A

Signature

Wit.
②
T. Krishna Swamy

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